Davidson County DEEDWARR
Recvd: 07/07/03 16:28 2pgs
Fees:13.00 Taxes:273.80

20030707-0093244

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHATHAM COUNTY, TENN.

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,000.00

AMAL S. GHATAS
Affiant

Subscribed and sworn to before me, this 30th DAY OF June, 2003.

Notary Public

MY COMMISSION EXPIRES: 01/26/05
(AFFIX SEAL)

P-CBB-O3-920

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1800 Mallory Lane, Ste. A
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amal S. Ghatas	SunTrust Mortgage, Inc.	
920 Strand Fleet	(NAME) 201 Fourth Avenue North/7th Floor	142.02-B-139.00
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) Nashville, TN 37219	
(CITY) (STATE) (ZP)	(CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOHN STANLEY TWITTY AND WIFE, VENITA TWITTY, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto AMAL S. GHATAS, A SINGLE PERSON, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 201-B, Zone Lot Division Lots 101 thru 186, 192, and 196 thru 202, on the Plan of Piccadilly Square, Phase II, as of record in Plat Book 6900, page 14, amending Plat Book 6250, page 93, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to John Stanley Twitty by quitclaim deed from Sabrian Scott Twitty as of record in Book 11207, page 236, Register's Office for Davidson County, Tennessee, executed on 09/04/98 and filed on 11/17/98.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 920 Strand Fleet, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 30th day of June, 2003.

John Stanley Twitty

Venita Twitty

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Carol T. Baker, a Notary Public in and for said County and State, the within named John Stanley Twitty and wife, Venita Twitty, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Antioch, Tennessee, this 30th day of June, 2003.

My Commission Expires: 01/26/05

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 30th day of June, 2003.

My Commission Expires _____

_____
Notary Public

RETURN TO:
PRESTIGE TITLE, LLC

1800 MALLORY LANE, STE. A
BRENTWOOD, TN 37027

615-515-6800